

LOCATION MAP
N.T.S.

Site Plan Notes
Any revision to this plan will require city approval and will require revisions to any corresponding plans to avoid conflicts between plans.

Planning Department

1. Dumpsters and trash compactors shall be screened in accordance with the Comprehensive Zoning Ordinance.
2. Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
3. Outdoor lighting shall comply with the lighting and glare standards contained within the Comprehensive Zoning Ordinance.
4. Landscaping shall conform to applicable landscape plan approved by the City.
5. All elevations shall comply with applicable overlay district requirements.
6. Removal, transplanting, protection and/or mitigation of protected trees, shall comply with the Comprehensive Zoning Ordinance and approved.
7. Tree protection shall be subject to City inspection and approval.

Fire Department

1. Buildings of 5,000 square feet or greater shall be 100% fire sprinkled.
2. Fire lanes shall be designed and constructed per city standards or as directed by the Fire Department.
3. Two points of access shall be maintained for the property at all times.
4. Speed bumps are not permitted within a fire lane.

Building Inspections

1. Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of the current, adopted International Building Code.
2. All signage is subject to Building Inspection Division approval.
3. All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.
4. All exterior building materials are subject to Building Inspection Division's approval.

Engineering

1. Sidewalks and barrier free ramps at all curb crossings shall be provided per city standards.
2. Approval of the site plan is not final until all engineering plans are approved.
3. The plan approval is required prior to grading releases.

Parks Department

1. All subdivisions or additions are required to identify any existing or proposed trees and vegetation within the proposed subdivision or addition. All necessary permits for tree removal or development shall be secured prior to commencement of construction.
2. Four-inch (4") sleeves for irrigation lines and electrical service shall be installed in every median.
3. All right-of-way crests shall have eight (8) inches of topsoil prior to acceptance by the City.

OWNER
121 VISTA PARTNERS, LP
401 W. P.O. BOX, STE. 108
RICHARDSON, TX 75080
(972) 571-0227
CONTACT:
BRIAN SHOWALTER

SURVEYOR
HALF ASSOCIATES, INC.
3801 PARKWOOD BLVD.
FRESNO, TX 75034
(972) 214-618-4570
CONTACT:
ANDREW SHAFFER, R.P.L.S.

ENGINEER
HALF ASSOCIATES, INC.
3801 PARKWOOD BLVD.
FRESNO, TX 75034
(972) 214-618-4570
CONTACT:
RUSTY GLOVER, P.E.

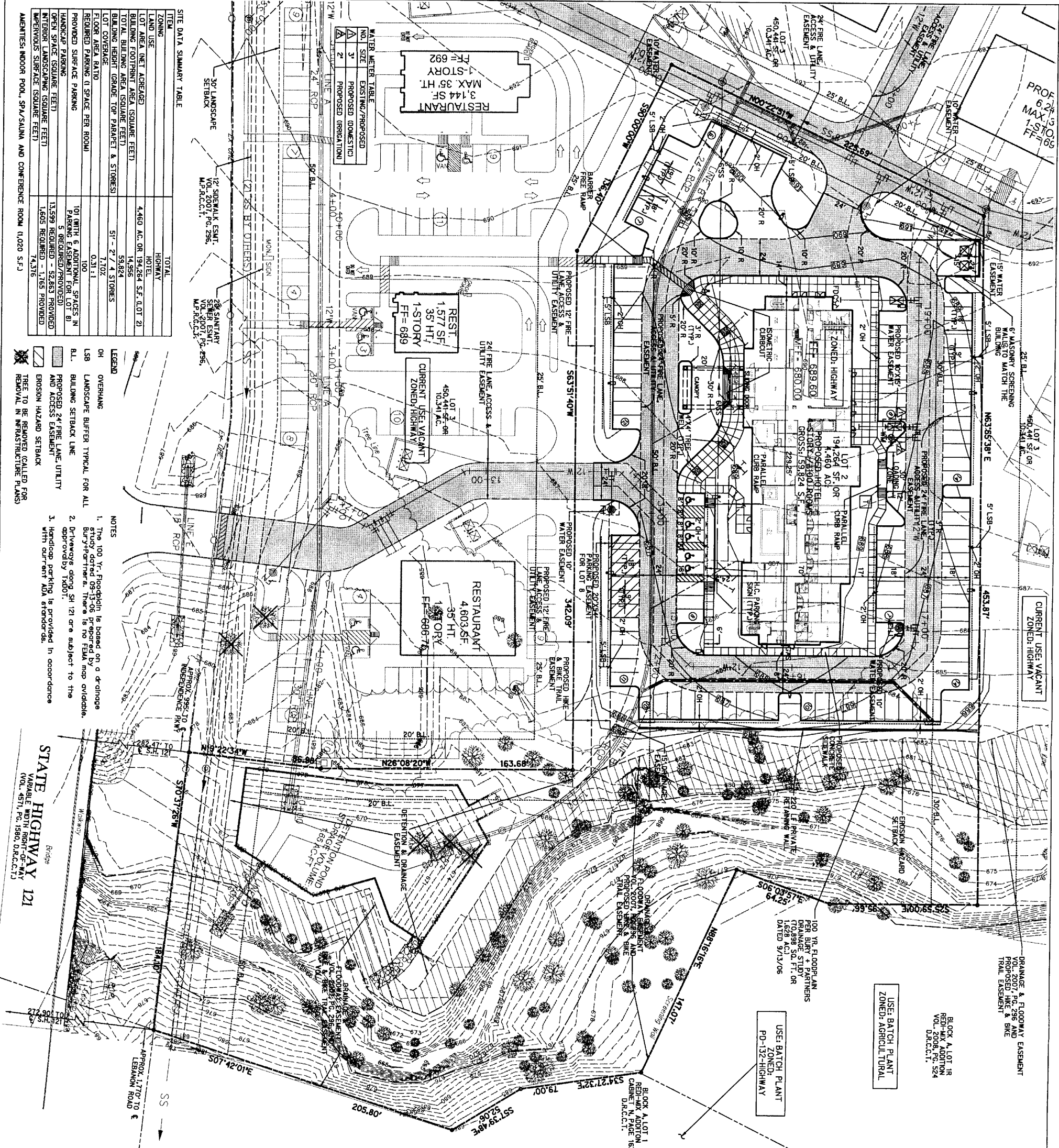
CITY PROJECT NO.: SPR09-0001
SITE PLAN

WINGATE HOTEL
OF
S.H. 121 AND INDEPENDENCE RETAIL
BLOCK A, LOT 2
FOR
JACOB BACCUS SURVEY, ABST. # 53
121 VISTA PARTNERS, LP.

HALF ASSOCIATES, INC.
3801 PARKWOOD BLVD., SUITE 500
FRESNO, TX 75034
(972) 214-618-4570
JANUARY 2009 SCALE: 1"=30'

SUBMITTED 12/23/2008
REMOVED 01/21/2009

STATE HIGHWAY 121
BRIDGE
VARIABLE WIDTH RIGHT-OF-WAY
(VOL. 4571, PC. 1580, D.R.C.C.T.)



WATER METER TABLE

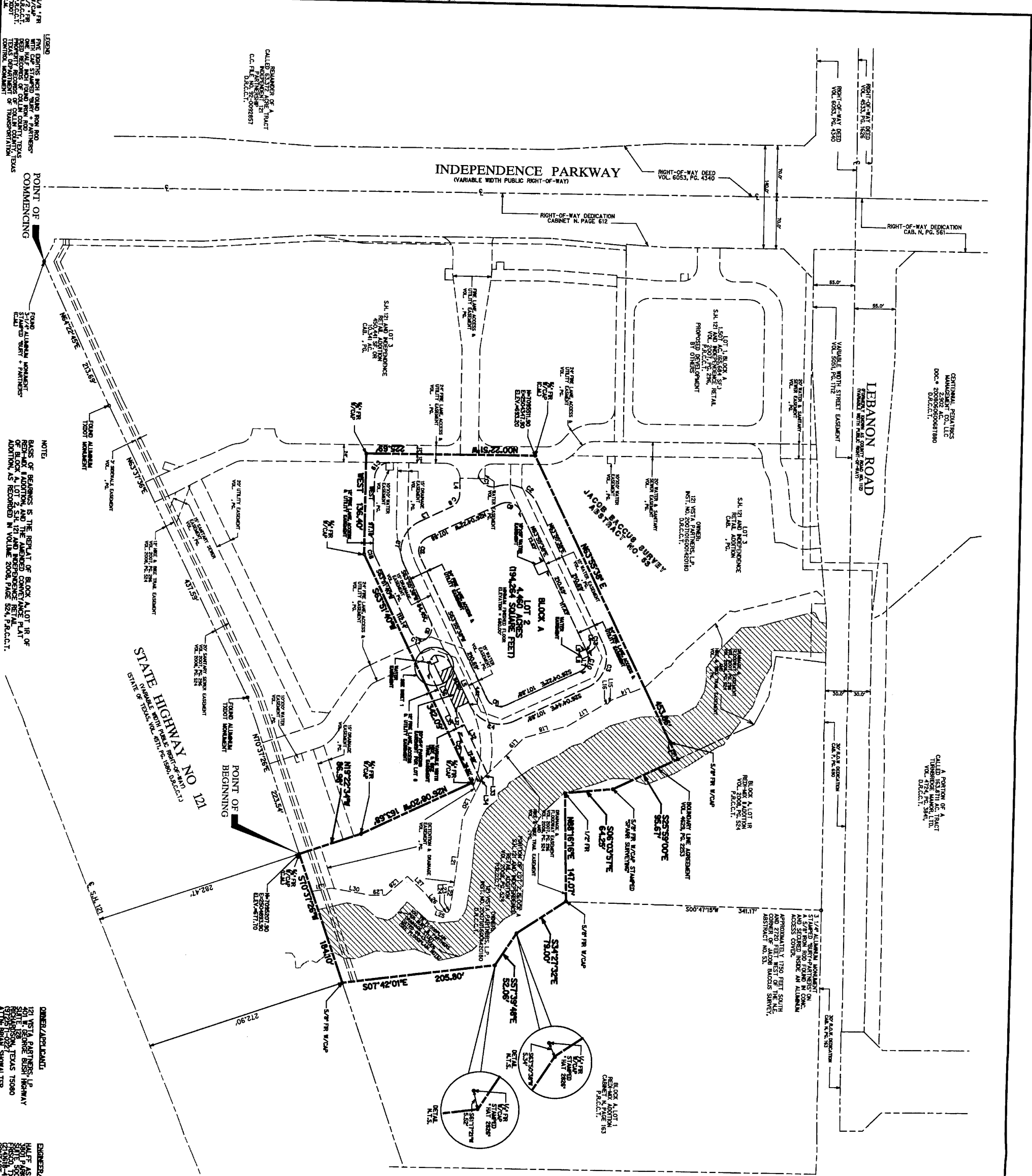
NO.	SIZE	EXISTING/PROPOSED
1	3"	PROPOSED (DOMESTIC)
2	2"	PROPOSED (IRRIGATION)

SITE DATA SUMMARY TABLE

ITEM	TOTAL
ZONING	HIGHWAY
LAND USE	HOTEL
LOT AREA (NET AREAS)	4,460 AC. OR 194,264 S.F. (LOT 2)
BUILDING FOOTPRINT AREA (SQUARE FEET)	14,585
TOTAL BUILDING AREA (SQUARE FEET)	59,824
BUILDING HEIGHT (GRADE TOP PARAPET & STONES)	51'-2" / 4 STORIES
LOT COVERAGE	1.70%
FLOOR AREA RATIO	0.31:1
REQUIRED PARKING (1 SPACE PER ROOM)	100
PROVIDED SURFACE PARKING	100 WITH 6 ADDITIONAL SPACES IN PARKING GARAGE (LOT 8)
HANDICAP PARKING	5 (REQUIRED - 1 PER 100)
OPEN SPACE (SQUARE FEET)	13,599 REQUIRED - 52,883 PROVIDED
INTERIOR LANDSCAPING (SQUARE FEET)	1,605 REQUIRED - 1,165 PROVIDED
IMPERVIOUS SURFACE (SQUARE FEET)	71,316

- NOTES
1. The 100 Yr. Floodplain is based on a drainage study dated 09-13-06 prepared by Butcher & Butcher. There is no FEMA map available.
 2. Driveways along SH 121 are subject to the approval by TxDOT.
 3. Handicap parking is provided in accordance with current ADA standards.

- LEGEND
- OH OVERHANG
 - LSB LANDSCAPE BUFFER TYPICAL FOR ALL
 - BL BUILDING SETBACK LINE
 - PROPOSED 24' FIRE LANE UTILITY AND ACCESS EASEMENT
 - EROSION HAZARD SETBACK
 - TREE TO BE REMOVED (CALLED FOR REMOVAL IN INFRASTRUCTURE PLANS)



OWNER/APPLICANT:
121 VISTA PARTNERS, LP
3001 PARKWOOD BLVD
SUITE 500
FRISSCO, TEXAS 75034
CONTACT: RISTY GLOVER

ENGINEER/SURVEYOR:
HALFF ASSOCIATES
3001 PARKWOOD BLVD
SUITE 500
FRISSCO, TEXAS 75034
CONTACT: RISTY GLOVER

121 VISTA PARTNERS, LP
SITUATED IN THE
JACOB BACIUS SURVEY ABSTRACT NO. 53,
COLLIN COUNTY, TEXAS

4.460 ACRES
S.H. 121 AND
INDEPENDENCE RETAIL
BLOCK A, LOT 2
AN ADDITION TO THE
CITY OF FRISCO,
COLLIN COUNTY, TEXAS
FOR

CITY PROJECT #SPRP09-0001
REPLAT
OF

The purpose of this report
is to provide the
the development of this lot.

This document shall not be
re-recorded for any purpose.
For Review Purpose Only
Andrew J. Snider, R.P.L.S.
December 21, 2008

NO	DELTA	BOARDS	TANGENT	LENGTH	CHORD	CHORD BEARING
1	64.18°	20.00	21.19	33.13	28.47	N02°19'30"E
2	82.02°	44.00	36.48	63.01	57.16	N02°34'13"E
3	30.00°	44.00	44.00	63.12	62.23	S71°04'23"E
4	30.00°	44.00	44.00	63.12	62.23	S71°04'23"E
5	89.56°	20.00	13.81	26.51	24.51	N11°06'41"E
6	90.00°	44.00	44.00	63.12	62.23	N02°34'13"E
7	64.18°	20.00	21.19	33.13	28.47	N02°19'30"E
8	30.00°	44.00	44.00	63.12	62.23	S71°04'23"E
9	30.00°	44.00	44.00	63.12	62.23	S71°04'23"E
10	30.00°	44.00	44.00	63.12	62.23	S71°04'23"E
11	30.00°	44.00	44.00	63.12	62.23	S71°04'23"E
12	30.00°	44.00	44.00	63.12	62.23	S71°04'23"E
13	30.00°	44.00	44.00	63.12	62.23	S71°04'23"E
14	30.00°	44.00	44.00	63.12	62.23	S71°04'23"E
15	30.00°	44.00	44.00	63.12	62.23	S71°04'23"E
16	30.00°	44.00	44.00	63.12	62.23	S71°04'23"E
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34	30.00°	44.00	44.00	63.12	62.23	S71°04'23"E
35	30.00°	44.00	44.00	63.12	62.23	S71°04'23"E
36	30.00°	44.00	44.00	63.12	62.23	S71°04'23"E
37	30.00°	44.00	44.00	63.12	62.23	S71°04'23"E

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